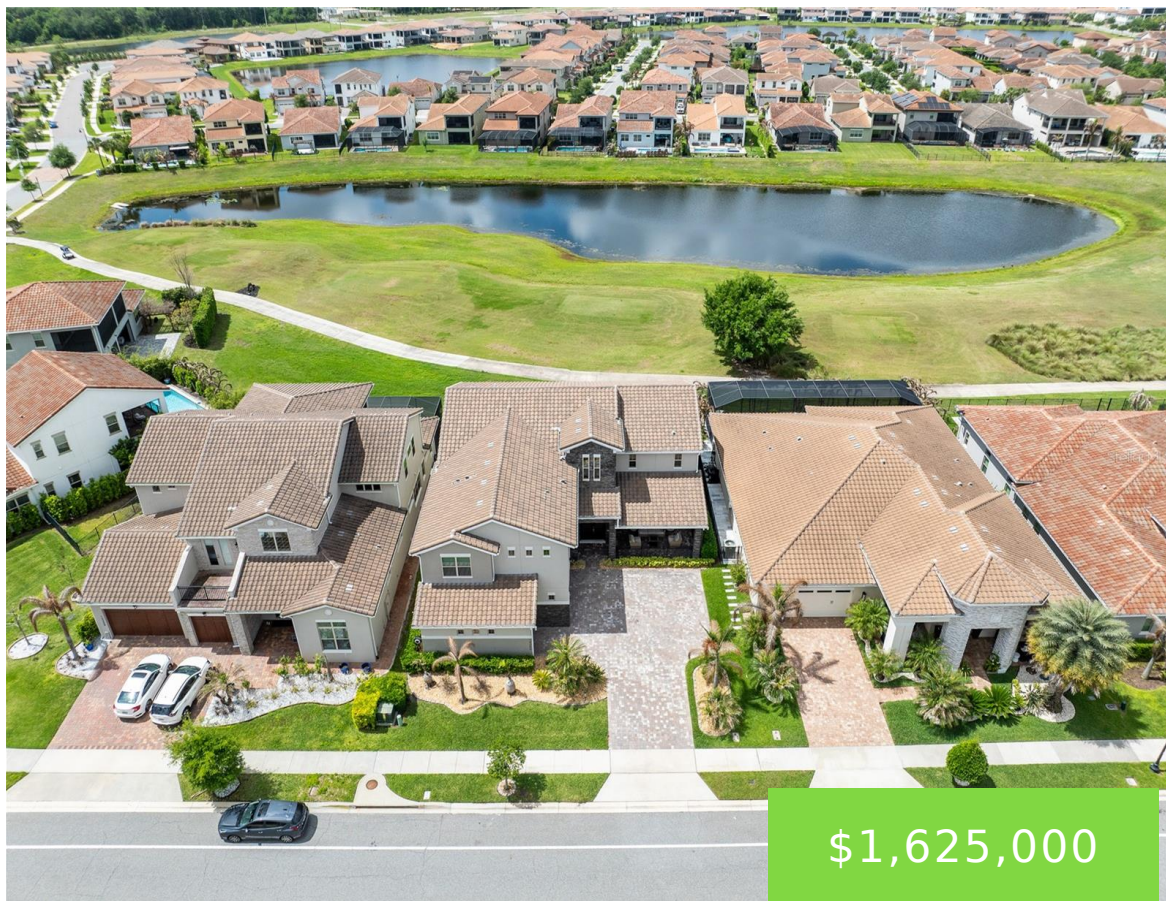


# 13352 ALDERLEY DRIVE ORLANDO FL 32832

<https://candiscarmichael.com>



Perched along the 15th fairway of the coveted Eagle Creek Golf Course, this stunning Jones Homes “Southern Dunes” build offers an exceptionally rare combination of refined luxury, thoughtful design, and natural beauty. Built in 2021 and just minutes from Lake Nona’s Medical City, this 4,600 square foot masterpiece delivers five bedrooms, five full bathrooms, and [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 4636 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6401970



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/4431d6d5-4de2-4f8d-a443-aa1a98d1560f?wl=true&setAttribution=mls&initialViewType=pano>

---

## Basics

**Bathrooms Full:** 5

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8771 sq ft

**View:** Golf Course

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Area, sq ft:** 4636 sq ft

**Year built:** 2021

**SubdivisionName:** EAGLE CREEK

**GarageSpaces:** 3

---

## Location Details

**Township:** 24

**Elementary School:** Eagle Creek Elementary

**High School:** Lake Nona High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Lake Nona Middle School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Hardwood

**Patio And Porch Features:** Covered, Front Porch, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sidewalk, Sliding Doors

**Security Features:** Gated Community, Secured Garage/Parking, Security Gate, Security System, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** City Limits, In County, Landscaped, Level, On Golf Course, Sidewalk, Paved, Private

**Appliances:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**Laundry Features:** Laundry Room, Upper Level

**Parking Features:** Covered, Driveway, Garage Door Opener, Garage Faces Side, Open, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Tile

**Window Features:** Shades

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** EAGLE CREEK

**Levels:** Two

**Builder Name:** Jones Homes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Other, VA Loan

**Parcel Number:** 32-24-31-2304-02-620

**Direction Faces:** Northeast

**Builder Model:** SOUTHERN DUNES

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Recreation Facilities, Security, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 205

**Association Fee Includes:** Guard - 24 Hour, Pool, Recreational Facilities, Security

**Community Features:** Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** EAGLE CREEK VILLAGE K PHASE 2A  
100/120 LOT 262

**Tax Annual Amount:** \$14,320

**Tax Lot:** 262

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	21x21	Second	21	21
Primary Bathroom		Second		
Bedroom 2	13x12	First	12	13
Bedroom 3	12x19	Second	19	12
Bathroom 3		Second		
Bedroom 4	13x13	Second	13	13
Bathroom 4		Second		
Bedroom 5	13x11	Second	11	13
Bathroom 5		First		
Office	19x15	First	15	19
Kitchen	27x21	First	21	27
Living Room	19x21	First	21	19
Loft	32x22	Second	22	32
Laundry	16x9	Second	9	16



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Secured Garage/Parking, Security Gate, Security System, Smoke Detector(s)

**WindowFeatures:** Shades

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Covered, Driveway, Garage Door Opener, Garage Faces Side, Open, Oversized

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment



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